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**Limb**  
MOVING HOME



*2 Jameson Keep, Heads Lane, Hessle, East Yorkshire, HU13 0GN*

- 📍 Outstanding Detached House
- 📍 Fantastic Living Accommod.
- 📍 Gated Close
- 📍 Lovely Rear Garden
- 📍 Four Beds/Three Baths
- 📍 Drive & Large Garage
- 📍 Council Tax Band = G
- 📍 Freehold / EPC = B

**£650,000**

## INTRODUCTION

This outstanding modern detached house of significant quality forms part of an attractive small gated close in the established and leafy surroundings of Heads Lane, Hessle, one of the area's most desirable locations. Immaculately presented, the elegantly proportioned accommodation is well designed for modern living and extends to around 2,400 sq.ft.

The accommodation is depicted on the attached floorplan and briefly comprises a spacious entrance hall, cloaks/WC, home office, lounge with bi-folding doors to the patio, and a fabulous kitchen which is open plan in style through to the dining area and stunning conservatory. There is also a separate utility room. Upon the first floor is a galleried landing and a series of four double bedrooms all with built in wardrobes. The main bedroom has a luxurious en-suite bathroom and there is a further en-suite shower room to bedroom two. The fabulous family bathroom is fully tiled with a four piece suite. The property boasts uPVC double glazing and underfloor heating throughout with Travertine tiled flooring to the ground floor.

Outside good parking is available in addition to a large integral garage. A well tended lawn extends to the rear complemented by a large patio area. The gardens enjoy mature borders thus providing much seclusion.

The property is ideal for those seeking the best of modern living combined with security and much privacy.

## LOCATION

Jameson Keep is a small gated close of only five properties situated off Heads Lane, which is one of the area's most sought after locations with many individual detached properties in an established tree lined setting. Hessle is a vibrant west Hull town and has an array of shops and amenities located predominantly within the centre. The Weir includes cafes, restaurants, stylish cocktail bar, designer boutiques, hair salons, beauty salons, takeaway, delicatessen, banks and newsagents. Further amenities are located around Hessle Square including a supermarket, chemist, newsagent, bank, gift shop, and health centre. Local schooling includes primary - Hessle All Saints Church of England and Hessle Penshurst. Secondary schooling is at Hessle High School. Hessle also has its own mainline railway station which links to Hull, Doncaster, Leeds, Sheffield, Manchester, Brough and London Kings Cross. Convenient access can be gained to the iconic Humber Bridge and the A63 leading into Hull city centre to the east and the national motorway network to the west.



## ACCOMMODATION

Residential entrance door to:

## ENTRANCE HALL

Spacious and welcoming with tiled floor and turning staircase leading up to the first floor.



## CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin. Heated towel rail and window to front.



## STUDY

12'8" x 12'8" approx (3.86m x 3.86m approx)  
With windows to front and side elevations.



## LOUNGE

24'2" x 12'9" approx (7.37m x 3.89m approx)

With windows to side and bi-folding doors opening out to the rear patio.



## OPEN PLAN LIVING



## KITCHEN AREA

13'8" x 11'10" approx (4.17m x 3.61m approx)

Having a range of high gloss base and wall units with granite worktops, one and a half bowl sink and drainer plus a host of NEFF integrated appliances including an oven, microwave oven, induction hob with extractor above, dishwasher and fridge/freezer. There is a solid wood and granite island. Tiled floor, inset spot lights and windows to front and side elevations.



## DINING AREA

19'9" x 10'10" approx (6.02m x 3.30m approx)

With tiled floor, patio doors to the garden and opening through to the conservatory.



## CONSERVATORY

16'2" x 11'5" approx (4.93m x 3.48m approx)  
Stunning room overlooking the rear garden.



## UTILITY

9'5" x 6'0" approx (2.87m x 1.83m approx)  
With fitted units, sink and drainer, plumbing for a washing machine and space for tumble dryer. Window to rear. Internal access door to garage.



## FIRST FLOOR

### GALLERIED LANDING

With large airing cupboard and window to the front elevation.



## BEDROOM 1

15'7" x 11'10" approx (4.75m x 3.61m approx)  
With built in wardrobes and windows to the front elevation.



## EN-SUITE BATHROOM

11'8" x 7'8" approx (3.56m x 2.34m approx)

With luxurious suite comprising a bath, corner shower enclosure, vanity unit with twin hand basins, low flush W.C., inset spotlights, heated towel rail, window to rear.





## BEDROOM 2

13'4" x 11'5" approx (4.06m x 3.48m approx)  
With built in wardrobe and window to the front elevation.



## EN-SUITE SHOWER ROOM

With large shower enclosure, vanity unit with wash hand basin and low flush W.C. Tiling to walls and floor, inset spot lights, heated towel rail and window to front.



### BEDROOM 3

13'1" x 12'8" approx (3.99m x 3.86m approx)  
With built in wardrobe and window to rear.



### BEDROOM 4

13'8" x 10'9" approx (4.17m x 3.28m approx)  
With built in wardrobe and window to rear.



## BATHROOM

9'11" x 9'0" approx (3.02m x 2.74m approx)

Fabulous family bathroom with suite comprising a bath, corner shower enclosure, vanity unit with wash hand basin and low flush W.C. Fully tiled with porcelain tiles, inset spot lights, heated towel rail and window to side.



## OUTSIDE

Outside good parking is available in addition to a large integral garage. A well tended lawn extends to the rear complemented by a large patio area. The gardens enjoy mature borders thus providing much seclusion.



## REAR VIEW



## TENURE

Freehold

## *MAINTENANCE CHARGE*

There is a maintenance charge of £250 per year for maintenance of the electric gates which can also be operated via a mobile device, electric lighting and gardening.

## *COUNCIL TAX BAND*

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band G. We would recommend a purchaser make their own enquiries to verify this.

## *FIXTURES & FITTINGS*

Fixtures and fittings other than those specified in this brochure, such as curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *VIEWING*

Strictly by appointment through the agent. Brough Office 01482 669982.

## *AGENTS NOTE*

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

## *PHOTOGRAPH DISCLAIMER*

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

## *VALUATION SERVICE*

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



Ground Floor



First Floor



Total area: approx. 248.3 sq. metres (2672.2 sq. feet)

